

United States Hotel
Northeast corner of California Street and Third Street
Jacksonville
Jackson County
Oregon

HABS No. ORE-124

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C.

ADDENDUM
FOLLOWS

HISTORIC AMERICAN BUILDINGS SURVEY

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UNITED STATES HOTEL

Location: Northeast corner of California and Third Streets,
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PART I. HISTORICAL INFORMATION

The present United States Hotel, built in 1878-80, stands on the site of a previous frame hotel known variously as the Robinson House, the Union Hotel, and the United States Hotel. In 1853, Jesse Robinson claimed "by preemption and actual occupation" most of block three with the Robinson House;¹ later in that year, he mortgaged the property to John Layton and John Woodruff and, before paying the mortgage fully, remortgaged it to John Layton.² The mortgage was satisfied by selling the hotel to Layton in April 1855;³ Layton in turn sold it to Austin Badger and Nelson Smith, who changed the name to the Union Hotel.⁴ In 1856, Smith sold his interest to Badger, who became the sole proprietor.⁵

Badger evidently had substantial work done on the property in August 1857, when Thomas Arundell,⁶ Burpee and Linn,⁷ Maury and Davis,⁸ and John Anderson⁹ all attached liens to the hotel. Among the improvements noted in the liens are "a Furnace for heating Water with a chimney to the same,"¹⁰ washstands, and beds.¹¹ At that time, the hotel itself was mortgaged to C. C. Beekman.¹² Evidently the amount owed all of his creditors was beyond Badger's ability to pay, for on April 22, 1858, Beekman received a certificate of sale from Thomas Pyle, Sheriff,¹³ confirmed by a Sheriff's Deed in October of that year.¹⁴ Late in 1860, Beekman sold the hotel to Louis Horne,¹⁵ who renamed it the United States Hotel. Horne was owner of the hotel until 1876. Beekman had divided the original hotel lot into two parcels, selling Horne a lot fifty feet on California Street and two hundred feet on Third Street.

During Horne's proprietorship, the hotel prospered. In 1868 the Jacksonville Reveille Weekly reported that Horne was enlarging the hotel with the addition of a wing along California Street that would have a hall upstairs and rooms and offices downstairs.¹⁶ The hall was completed in January 1871, when Louis Horne gave a "Grand Cotillion party in his new hall."¹⁷ Business on the ground floor included the Misses Kents' millinery shop and Dr. Aiken's office;¹⁸ the stagecoach stop was also moved to the hotel from the post office.¹⁹

During the mid-1870s, Horne's fortunes seem to have changed--perhaps in part because of a fire in the hotel in 1873.²⁰ At any rate, he failed to meet mortgage payments owed Kaspar K. Kubli, and in 1876 the sheriff sold the hotel to C. C. Beekman.²¹ Beekman promptly resold it to George and Jeanne Holt.²² Before building the present brick structure, the Holts purchased an additional fifteen feet on California Street, with the right to use the west wall of the adjacent brick building as a common partition wall.²³

The hotel was the business venture of Madam Holt--as she was known locally--more than it was that of her husband. Before her marriage to Holt, she had owned and operated the Franco-American Restaurant and Hotel on the corner of Oregon and Main Streets.²⁴ Having arrived in Jacksonville and purchased the property as Jeanne Logier, she had married and become Jeanne de Roboam by the time her hotel and restaurant opened.²⁵ By her next marriage she became Madame de Guilfoyle;²⁶ and then around 1876, she became Mrs. George Holt.

In August 1878, the Democratic Times reported that Holt had fired bricks to construct the walls of the new hotel he was building;²⁷ in December of that year the Times reported that he was plastering the "new Franco-American Hotel."²⁸ In May 1879, the joists for the second floor were received,²⁹ and in September David Linn was roofing the hotel.³⁰ The Times speculated that the hotel would be named the Jacksonville Hotel.³¹

In December 1879, Holt was finishing the building; lathing and plastering of the interior continued into January 1880.³² By March of that year the hotel had progressed to the point where the Red Men's Lodge was planning to hold its St. Tammany's Day celebration there in May.³³ Only the month before, Holt had laid the floors;³⁴ the Red Men must therefore have been among the first to use the new building. By July, it was ready for its first occupants: Kreuzer rented the east room for a bakery,³⁵ and the Hancock and English Club rented the hall to campaign for the Democratic presidential and vice-presidential candidates.³⁶

When President Rutherford B. Hayes stopped in Jacksonville on his tour north from San Francisco in September 1880, the hotel was apparently ready for his occupancy.³⁷ In 1882, J. B. Montgomery leased the room at the southwest corner as a barroom, later operated by T. T. McKenzie.³⁸ The total cost of the building had been \$12,000.³⁹

In 1883, Madame Holt advertised in the Democratic Times and quoted her prices: A first-class bedroom and first-class table, \$2.00 per day single; a single bedroom with excellent table, \$1.00 per day; a good meal, 50¢; lunch, 25¢; and a cup of coffee with bread and butter, served at any time, 12½¢.⁴⁰ Madame Holt did not live to enjoy her new establishment, however. In June 1884, Emil de Roboam advertised, requesting settlement of outstanding debts owed the estate of the late Madame Holt.⁴¹ The hotel building had been offered for sale during the last week in April 1884,⁴² but in mid-June an announcement appeared that Jean St. Luc de Roboam and his wife, Henrietta, would manage the hotel.⁴³ They continued to run the United States Hotel until 1890, when they announced that the hotel and furnishings would be sold.⁴⁴

The building is now owned by the Jacksonville Museum and has been partially restored; part of the building has been adapted for use as a branch office of the United States National Bank of Oregon.

FOOTNOTES

1
Jackson County Deeds, June 20, 1853.

2
Ibid., December 5, 1853.

3
Ibid., April 3, 1855.

4
Ibid., December 1, 1855.

5
Ibid., March 17, 1856.

6
Ibid., August 3, 1857.

7
Ibid., September 20, 1857.

8
Ibid., September 23, 1857.

9
Ibid., September 24, 1857.

10
This was installed by Thomas Arundell.

11
These were supplied by Burpee and Linn; they may have been locally manufactured since Burpee and Linn operated a furniture factory and warehouse as early as 1856. Fletcher Linn MSS in Jacksonville Museum, Jacksonville, Oregon.

12
Jackson County Deeds, November 10, 1856.

13
Ibid., April 22, 1858.

14
Ibid., October 25, 1858.

15
Ibid., November 1, 1860.

16
Jacksonville Reveille Weekly, November 7, 1868.

17
The Democratic Times, January 28, 1871.

18
Ibid., October 14, 1871, and December 9, 1871.

19
Ibid., November 4, 1871.

20
A. G. Walling, History of Southern Oregon, Comprising Jackson, Josephine, Douglas, Curry and Coos Counties (Portland, Oregon: The Publishing House of A. G. Walling, 1884), p. 373.

21
Jackson County Deeds, February 18, 1876.

22
Ibid., July 25, 1876.

23
Ibid., February 28, 1878. The adjacent brick building was Jeremiah Nunan's Saddlery; see HABS No. ORE-87.

24
The building is shown on both the 1864 and 1868 maps of Jacksonville.

25
Jackson County Deeds, July 12, 1859.

26
The Democratic Times, December 23, 1871.

27
Ibid., August 30, 1878. He fired 200,000 bricks.

28
Ibid., December 6, 1878.

29
Ibid., May 23, 1879.

30
Ibid., September 5, 1879.

31
Ibid., September 5, 1879. A Jacksonville Hotel already stood on South Third Street between California and Main Streets; in 1880, Madame Holt purchased it. See HABS No. ORE-73.

32
Ibid., January 16, 1880.

33
Ibid., March 19, 1880.

34
Ibid., April 16, 1880.

35
Ibid., July 23, 1880.

36
Ibid., July 30, 1880.

37

38
Jackson County Deeds, July 18, 1882. The lease was recorded among the deed records of the County. While the recording of leases was not a standard practice, this is not a unique case either.

39
The Democratic Times, December 3, 1880.

40
Ibid., June 29, 1883.

41
Ibid., June 6, 1884.

42
Ibid., April 25, 1884.

43
Ibid., June 13, 1884.

44
Ibid., October 10, 1890.

PART II. ARCHITECTURAL INFORMATION

A. Description of Exterior:

1. Number of stories: The building is three stories, with a two-story facade elevation; the third story is concealed by the parapet.
2. Number of bays: The main (south) facade is six bays wide. There is an additional window at the east end of the first floor.

3. Layout, shape: The building is erected on an L-shape plan, with the longer wing running parallel to North Third Street. Both wings were built at the same time.
4. Wall construction, finish, color: The walls are brick with a natural finish. The corners are quoined.
5. Porches: The present porch is a reconstruction based on photographs of the original structure. The eleven square posts are chamfered above square bases and are without capitals. The balcony consists of a simply framed wooden floor, with a balustrade of turned wooden balusters which are supported by square posts positioned above the supporting posts. The porch extends across the principal facade and turns onto North Third Street, where it extends for two bays.
6. Openings:
 - a. Doorways: The two end bays of the major facade and the third bay from the west end of that facade contain segmentally arched doorways framed with rusticated quoins and keystone arches with rusticated voussoirs. The double doors are square-headed and each leaf is glazed with two lights over a sunken square panel. The doorway in the third bay from the west end is slightly wider than the other two, since it is the entrance to the staircase hallway. The doorways on the Third-Street facade are given identical treatment.
 - b. Ground floor windows: The first-floor windows are framed under semielliptical arches springing from corbelled brackets. The arches are set flush with the wall surface, but are defined on the outside edge by a projecting row of headers. The windows are four-over-four light, double-hung sash with square heads.
 - c. Second floor: The second-floor openings all have segmentally arched heads and plain surrounds. The opening above the major doorway on the ground floor and the first opening on the Third Street facade are doorways opening onto the balcony; the doors are square headed, but the transom lights above follow the segmental line of arches. The windows are four-over-four light, double-hung sash; the upper sash follows the segmental line of the arches. Above the openings, a string course runs continuously around the building; at the corners of the building, one of the quoining blocks is omitted where the string course turns the corner. Over the openings, the string course follows the extrados of the segmentally arched heads.

7. Roof:

- a. Shape: The roof consists of two intersecting A-framed sections; where the two sections meet at the southwest corner, the effect of a hip is created.
- b. Cornice: Above the string course, the wall is brought out to the face of the quoining to form a frieze-like band six courses high capped by a single projecting course that forms the base for a series of corbels. These corbels are shaped like inverted step pyramids and are topped by a flat band two courses tall and a final projecting course. On the main facade, a low parapet continues above the cornice. It is divided into three sections, with brick piers between each section and at each end. The central section of the parapet is gable shaped; a stone block in the center face of this section is carved with the date 1880 in raised numerals.

B. Description of Interior:

1. First-floor plan: The third bay from the west end of the building is a hall with a staircase to the second floor. To the east of the hall is a single room which is now used as a bank. To the west, a room runs along the North Third Street facade. The north wing has several rooms. The interior partition walls are brick.
2. Second-floor plan: The north wing is a large hall or auditorium entered from the landing at the top of the stairs. There are several small rooms across the main facade; they are entered from a hall.
3. Third-floor plan: The third floor is presently an open space; it is not accessible to the public.
4. Stairway: The stairway is a single run along the west side of the entrance hall. Treads have molded nosings and the banister ends with a turned newel post. Each tread has two turned balusters supporting the molded hand rail.
5. Wall and ceiling finishes: Where they are original, the walls are lathed and plastered. The second-floor hall has a coved ceiling; a chair rail runs around the room at the level of the window sills and a flat board molding, originally with hooks for hats, surrounds the room at the level of the door heads. Many of the walls have been stripped of their plaster to expose the brick surface.

6. Notable hardware: Door knobs, hinges, and locks may be original in many cases.

C. Site and Surroundings:

The building is sited on a corner lot, with a one-story brick building to the east. Because the hotel was constructed after the one-story building, the west wall of that building is used as the base for the east wall of the hotel. The hotel is built along the property lines for the lot on the south and west; the "courtyard" between the legs of the L and the space behind the building is now used for parking. Along the facade of the north wing, several large trees provide the only landscaping.

D. Original Appearance:

The building has been more accurately restored than most buildings in Jacksonville. Originally, the corner room was a bar or saloon, and the north wing contained a number of shops. The building was lathed and plastered throughout. The area behind the building probably had several outbuildings, since the hotel kept live animals for the kitchen.

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1971

Edited by Ursula Theobald
Writer-Editor
Historic American Buildings
Survey
1976

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